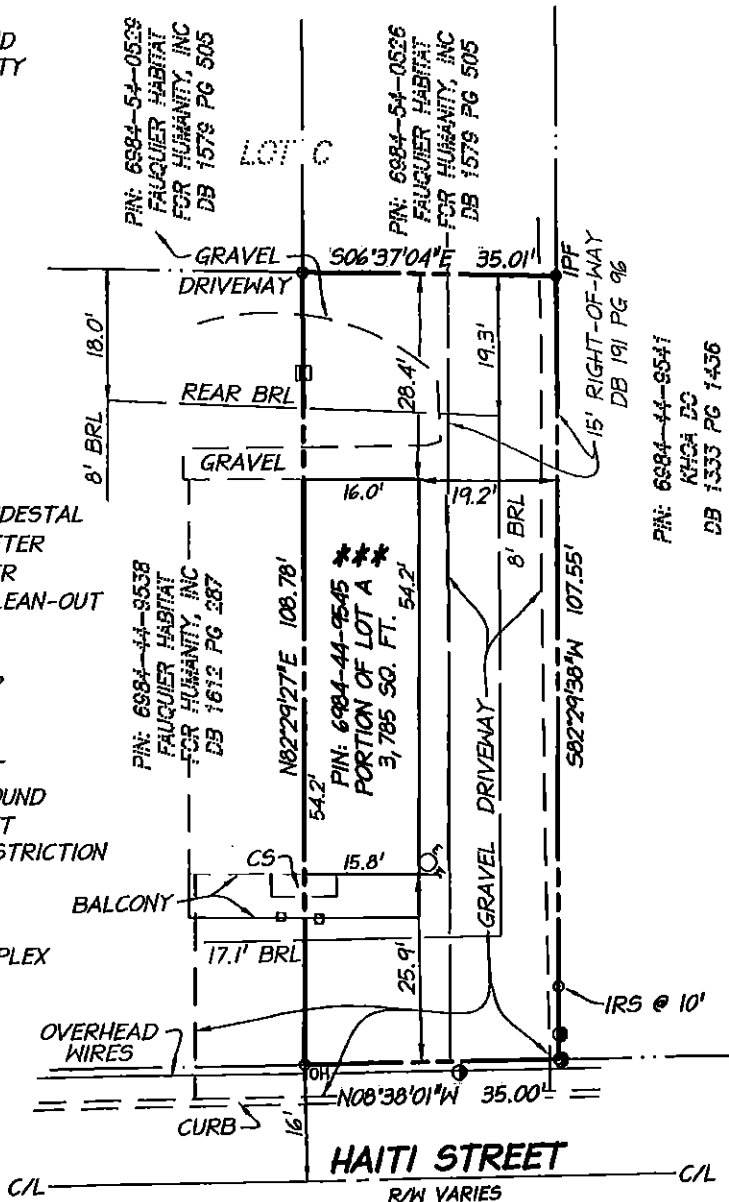


VA STATE GRID NORTH, NAD83

NOTE:  
SETBACKS ARE DETERMINED BY THE MINIMUM OF TOWN SETBACK REQUIREMENTS AND CLOSEST POINT TO PROPERTY LINE OF EXISTING HOUSE.

- LEGEND:**
- ⊠ ELECTRIC PEDESTAL
  - ⊕ ELECTRIC METER
  - ⊙ WATER METER
  - ◻ SANITARY CLEAN-OUT
  - C/L CENTERLINE
  - CONC. CONCRETE
  - CS CONC. STOOP
  - DB DEED BOOK
  - PG PAGE
  - SQ. FT. SQUARE FEET
  - IPF IRON PIPE FOUND
  - IRS IRON ROD SET
  - BRL BUILDING RESTRICTION LINE

\*\*\*  
1-STORY FRAME DUPLEX  
W/ BASEMENT  
#135



**NOTES:**

1. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF FAUQUIER HABITAT FOR HUMANITY AS ACQUIRED BY DEEDS RECORDED IN DEED BOOK 1612 AT PAGE 287 FOR LOT A (PIN 6984-44-9538 & 6984-44-9545) AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN MAY EXIST.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-C.

**PHYSICAL IMPROVEMENT SURVEY**

**PIN: 6984-44-9545**

A PORTION OF

**LOT A**

**LOTS 15, 16 and 17 - HELM**

**SUBDIVISION - REVISED**

DEED BOOK 191 PAGE 96

TOWN OF WARRENTON, VIRGINIA

SCALE 1"=20' DATE 8/25/2025

GREEN COVE LAND SURVEYING

1055 LONGVIEW LANE CULPEPER, VA 22701

(540) 219-8350



Metes and Bounds Description

**PIN: 6984-44-9545**

Being the southern portion of

**Lot A**

Lots A & C, Lots 15, 16 and 17

Helm Subdivision Revised

Deed Book 191 Page 96

Town of Warrenton, VA

Beginning at a point lying in the easterly right-of-way of Halti Street, having a variable width right-of-way, and being the southwesterly corner of PIN: 6984-44-9538;

Thence departing Halti Street and running with PIN: 6984-44-9538 N 82°29'27" E a distance of 108.78' to a point being the southeasterly corner of PIN: 6984-44-9538, southwesterly corner of PIN: 6984-54-0529 and the northwesterly corner of PIN: 6984-54-0526;

thence departing PIN: 6984-44-9538 and PIN: 6984-54-0529 and running with PIN: 6984-54-0526 S 06°37'04" E a distance of 35.01' to an Iron pipe found in the line of Khoa Do;

thence departing PIN: 6984-54-0526 and running with Do S 82°29'38" W a distance of 107.55', passing over an Iron rod set at 97.55' to a point lying in the easterly right-of-way of the aforementioned Halti Street;

thence departing Do and running with Halti Street N 08°38'01" W a distance of 35.00' to the point of beginning containing 3,785 square feet or 0.0869 acres of land more or less.



Metes and Bounds Description

**PIN: 6984-44-9538**

Being the northern portion of

**Lot A**

Lots A & C, Lots 15, 16 and 17

Helm Subdivision Revised

Deed Book 191 Page 96

Town of Warrenton, VA

Beginning at an Iron pipe lying in the easterly right-of-way of Haiti Street, having a variable width right-of-way, and being the southwesterly corner of the Cierra M. Mudd;  
thence departing Haiti Street and running with Mudd N 82°29'16" E a distance of 110.01' to an iron rod set in the line of Mudd and being the northwesterly corner of PIN: 6984-54-0529;  
thence departing Mudd and running with PIN: 6984-54-0529 S 06°37'04" E a distance of 35.00' to a point being the southwesterly corner of PIN: 6984-54-0529, the northwesterly corner of PIN: 6984-54-0526 and the northeasterly corner of PIN: 6984-44-9545;  
thence departing PIN: 6984-54-0529 and PIN: 6984-54-0526 and running with PIN: 6984-44-9545 S 82°29'27" W a distance of 108.78' to a point lying in the easterly right-of-way of the aforementioned Haiti Street;  
thence departing PIN: 6984-44-9545 and running with the easterly right-of-way of Haiti Street N 08°37'57" W a distance of 35.00' to the point of beginning containing 3,829 square feet or 0.0879 acres of land more or less.